165.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,065,900 / 1,065,900
					USE VALUE:	1,065,900 / 1,065,900
					ASSESSED:	1,065,900 / 1,065,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RODRIGUEZ GINA / YEPEZ OSCAR /
Owner 2:	KANTHAKA DANIELS CORPORATION
Owner 3:	
Street 1:	6 DANIELS ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RODRIGUEZ GINA -
Owner 2:	YEPEZ OSCAR -
Street 1:	8 DANIELS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3573 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4793.000	666,100	5,100	394,700	1,065,900
Total Card	0.110	666,100	5,100	394,700	1,065,900
Total Parcel	0.110	666,100	5,100	394,700	1,065,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.32 /Parcel: 298.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109215
GIS Ref
GIS Ref
Insp Date 12/17/08

Parcel ID 165.0-0003-0006.0

!12774!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	666,100	5100	4,793.	394,700	1,065,900		Year end	12/23/2021
2021	105	FV	637,800	5100	4,793.	394,700	1,037,600		Year End Roll	12/10/2020
2020	105	FV	519,900	5100	4,793.	394,700	919,700	919,700	Year End Roll	12/18/2019
2019	105	FV	459,200	5100	4,793.	394,700	859,000	859,000	Year End Roll	1/3/2019
2018	105	FV	459,200	5100	4,793.	349,500	813,800	813,800	Year End Roll	12/20/2017
2017	105	FV	433,000	5100	4,793.	293,200	731,300	731,300	Year End Roll	1/3/2017
2016	105	FV	433,000	5100	4,793.	293,200	731,300	731,300	Year End	1/4/2016
2015	105	FV	389,900	5100	4,793.	253,700	648,700	648,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:33:15

LAST REV

Date	Time
07/14/21	08:50:51
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12774

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODRIGUEZ GINA,	73711-466	1	11/25/2019	Convenience	1	No	No		
SUTTON PHILIP E	73372-442	1	9/30/2019	Change>Sale	928,000	No	No		
SUTTON PHILIP E	54331-143		2/25/2010	Convenience	99	No	No		
	13483-387		7/1/1978		58,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1753	Inter Fi	44,000	O				
10/26/2006	933	Re-Roof	2,605					

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2021	USPS	JO	Jenny O
9/22/2020	Permit Visit	PT	Paul T
1/15/2020	SQ Returned	JO	Jenny O
12/17/2008	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4793		Sq. Ft.	Site		0	70.	1.18	8									394,654						394,700	

Total AC/HA:	0.11003	Total SF/SM:	4793	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 394,654	Spl Credit	Total: 394,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00264478
Const Adj.:	0.99989998
Adj $ / SQ:	180.458
Other Features:	171253
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	818335
Depreciation:	152210
Depreciated Total:	666125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	2	
Totals			
3	13	6	

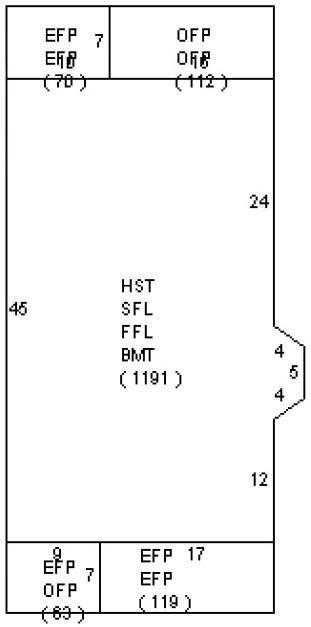
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.46
Special Features:	0	Val/Su Net:	136.02
Final Total:	666100	Val/Su SzAd	223.71

SKETCH



Sum Area By Label :
EFP = 441
OFP = 287
HST = 1191
SFL = 1191
FFL = 1191
BMT = 1191

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,191	74.440	88,657
FFL	First Floor	1,191	180.460	214,925
SFL	Second Floor	1,191	180.460	214,925
HST	Half Story	596	180.460	107,463
EFP	Enclos Porch	441	33.400	14,727
OFP	Open Porch	287	22.250	6,385

Net Sketched Area:	4,897	Total:	647,082
Size Ad	2977.5	Gross Area	5492	FinArea	3573
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc